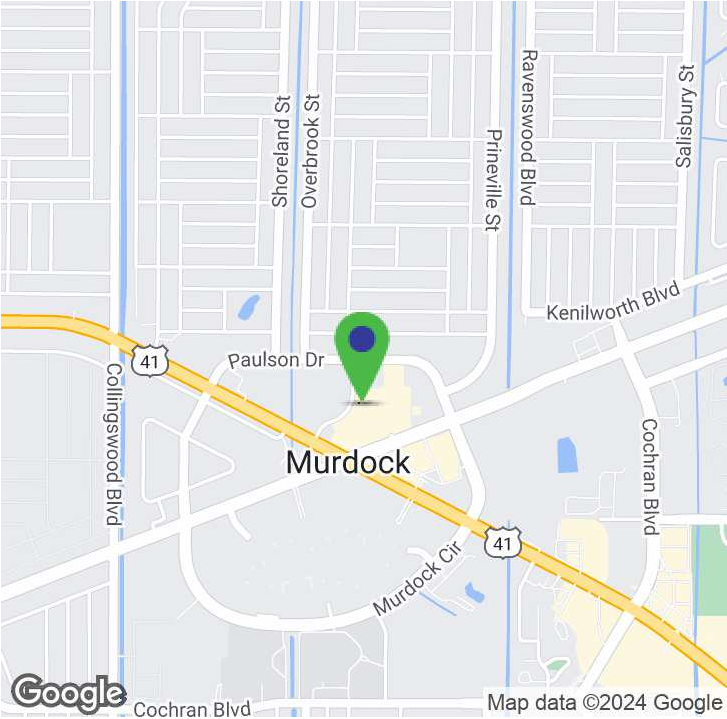


# HERITAGE PLAZA

18700 VETERANS BLVD, PORT CHARLOTTE, FL 33954



## Property Summary



**LEASE RATE**      **\$17.00 - 24.00 SF/YR**

### OFFERING SUMMARY

STRAP #: 402207205003  
Total Available SF: 1,500 - 24,971 SF  
Lease Type: \$4.70 NNN  
Zoning: IG  
Traffic Count: 56,500 VPD

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,445	26,532	70,563
Total Households	1,599	11,532	29,950
Median Age	52.2	48.7	46.9
Average HH Income	\$47,243	\$52,398	\$53,279

### PROPERTY OVERVIEW

The center's tenants include Best Buy, Marshall's, Cheddars Restaurant, Edible Arrangements, Affordable Dentures, Firehouse Subs, Visionworks, Coldwell Banker RE. Located in the heart of Port Charlotte, one of the busiest intersections, across from Port Charlotte Town Center Mall  
Average Daily Traffic Counts:  
US 41 - 40,000  
Veterans Blvd - 27,000 - 28,500

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 7	\$24.00 SF/yr	1,500 SF
Unit 12	\$17.00 SF/yr	24,971 SF

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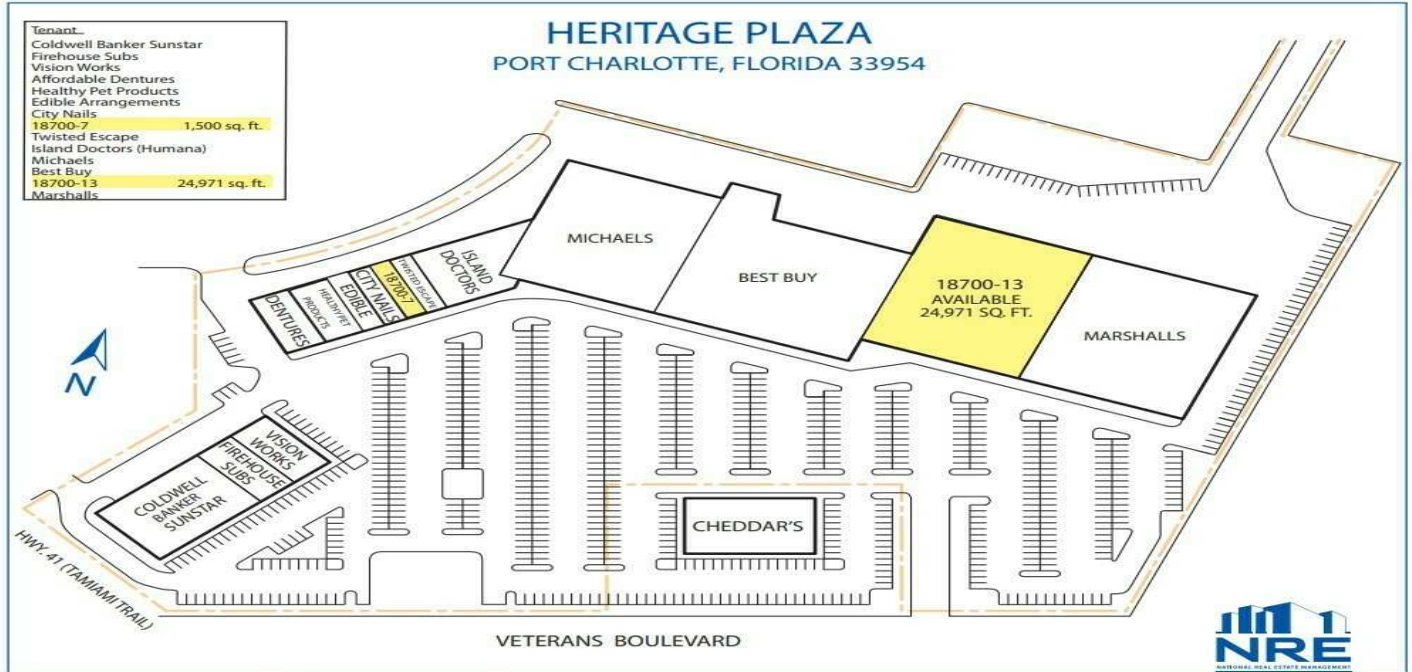
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# HERITAGE PLAZA

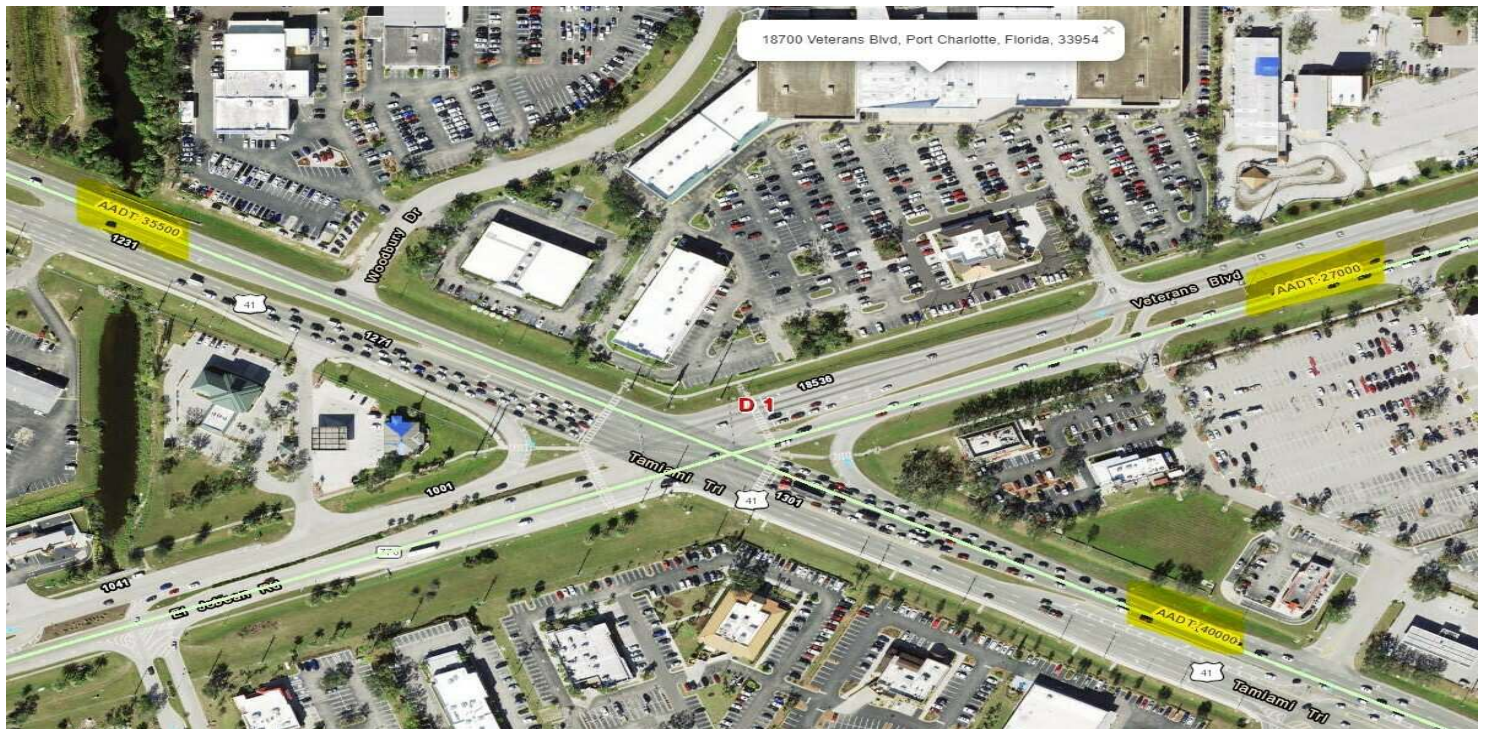
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## For Lease



The information contained herein has been given to us by sources believed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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